

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R33366

23/24

Property Information

property address: 401 LAWRENCE
legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 3, LOT 5-10
owner name/address: NEW LIFE IN CHRIST CHURCH INC
PO BOX 1851
BRYAN, TX 77806-1851
full business name: After the Rain Ministries
land use category: Institutional type of business: Church
current zoning: MU-2 occupancy status: occup
lot area (square feet): 65000 frontage along Texas Avenue (feet): 219
lot depth (feet): 201 sq. footage of building: UNKNOWN
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

298

Improvements

of buildings: 1 building height (feet): 12 # of stories: 1
type of buildings (specify): brick

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) open shed
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: brick
overall condition (specify): good
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 32
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: 8x16 sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: _____
end islands or bay dividers: ☒ yes ☐ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: minimal

Outside Storage

☒ yes ☒ no (specify) play equipment
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

